FULL INVESTIGATION REPORT

Huntington Heights / Millennia / Local Operations / Litigation / Judicial and Commercial-AI Lanes

Prepared from Debbie Chatterton's preserved records, firsthand account, archived emails, court and police materials, property references, public-source research, and the August 11–12, 2026 investigative review.

Subject and scope

This report consolidates the evidence gathered concerning Huntington Heights, Millennia Housing Management and Frank T. Sinito; Robin Robinson Oatman and associated local actors; the tenant-defense and landlord-counsel channels; Watertown City Court Judge Mary Reidy Doheny and her husband Matt Doheny; Kenneth Oatman; the March 12, 2026 removal; property handling; and the investigated question of artificial-intelligence or OpenAI/ChatGPT involvement.

Evidence discipline

- Verified/documented means supported by an identified record, preserved communication, public filing, or direct firsthand account.
- Firsthand account identifies what Debbie personally saw, heard, experienced, or was told directly.
- Investigative lead identifies a testable connection that is not yet proved.
- Not established means the searched material did not produce the required bridge. Absence of a found record is not proof that no private record exists.
- Association, shared geography, social connection, timing, or professional proximity is not treated as proof of participation.

1. Executive findings

Connection	Status	What the record supports
Sinito → Millennia → Huntington Heights	Established	Frank T. Sinito was Millennia's principal; Millennia owned, controlled, or managed Huntington Heights through affiliated entities.
Millennia → Robin Oatman	Established	Oatman operated as Huntington Heights property manager and used a Millennia-controlled property-management email domain.
Oatman → Jennifer Reed	Established	The March 13, 2026 belongings email CC'd Jennifer Reed at jreed@livemillennia.com.
Oatman → Young Law	Established	Oatman CC'd Olivia Zehr at a Young Law-associated address before an August 28, 2025 quarterly inspection; Young Law attorneys appeared for the landlord.
Millennia litigation → Munson/Matteson	Established role; funding unknown	Munson and later Matteson occupied tenant-defense roles opposite the Huntington Heights/Millennia landlord operation. Direct Sinito retention or payment is not proved.
Oatman actions → Doheny court	Established operational chain	The recertification, rent, notice, petition, judgment and warrant lane culminated in proceedings before Judge Doheny.
Mary Doheny → DANC	Established	Doheny served on and later chaired DANC, which administers development, business-loan and affordable-housing programs.
Matt Doheny → distressed assets	Established	Matt Doheny's career and North Country Capital focus on distressed assets, restructuring, special situations and advisory work.
Doheny/North Country Capital → Millennia asset	Not established	No deed, loan, engagement, bidder list, investment or acquisition record was found linking them directly to Huntington Heights or Millennia.
Kenneth Oatman → Robin	Property record supports	An archived property summary names Kenneth Oatman and Robin Quintana as purchasers described as husband and wife; the original deed remains necessary.
Millennia → RealtyAds AI	Established	JLL and Millennia used RealtyAds' proprietary AI targeting for Key Tower leasing.
Millennia/Sinito/Doheny → OpenAI/ChatGPT	Not established	No public investment, contract, employment, grant, API, enterprise account or data-access bridge was found.

2. Core corporate and property chain

The strongest top-down connection does not require inference: Frank T. Sinito was the principal behind The Millennia Companies and its housing entities; Huntington Heights was operated as a Millennia community; Robin Oatman acted at the property-management level.

Millennia identity and domains

- Millennia's current corporate contact domain is mhmltd.com.
- The livemillennia.com domain is also a legitimate Millennia-controlled property/community domain used by numerous Millennia-managed communities.
- Therefore, roatman@livemillennia.com is not an unrelated marketing address. It is documentary evidence that Oatman operated inside Millennia's property-management communications channel.
- Oatman's email signature identified her as TCS / Property Manager or Senior Property Manager for Huntington Heights and listed themillenniacompanies.com.

Leadership and federal context

- HUD debarred Sinito and Millennia in March 2024; the preserved case materials identify the relevant federal findings and alleged unauthorized distributions.
- In June 2025, Millennia announced leadership changes and a strategic sale of portions of its affordable-housing portfolio. Sinito stepped away from daily management but remained owner.
- Corporate wrongdoing elsewhere supplies context and investigative relevance; it does not by itself prove a specific local act at Huntington Heights.

3. Robin Oatman and the local operating lane

- Archive timeline: Oatman entered the Huntington Heights office/secretarial lane in 2022 and assumed the property-manager role after Sean Frey's June 2023 departure.
- Her employment designation and exact formal authority should ultimately be proved through Millennia HR, payroll, managing-agent filings, delegations and internal email—not merely her title line.
- Archived identity material lists variants including Robin Sue Robinson, Robin S. Oatman and Robin S. Quintana. Alias data is an identity-resolution aid, not proof of misconduct.
- The local social graph connects Troy Rowe to a dense Oatman/Robinson cluster. Troy's Watertown history, prior security role and Huntington Heights-specific activity make him a documented local node; the exact authorization chain remains unresolved.
- Wayside Homestead/VanAlstyne remains a separate verified cluster and investigative lead. No direct operational bridge to the Oatman/Rowe cluster has been proved.

Firsthand observations involving Rick/Ricky/Richard Mullis

- Debbie reports Rick had prior Huntington Heights maintenance familiarity and was frequently present but generally quiet with others; he spoke with Debbie for extended periods.
- Debbie reports seeing him bring large unboxed washer/dryer-sized items toward Barb's vacant-apartment orbit and hearing him tell Barb, "you know how much these would cost you?"
- Debbie reports selective Facebook access and blocking behavior involving Wendy and Wendy's niece, with Debbie later removed but not blocked until Debbie blocked him.

- Debbie’s assessment that Rick was a plant, undercover, or involved in drug flow remains unproved. The file properly preserves behavior, timing, access and network position without converting those observations into a criminal conclusion.

4. Recertification, eviction and removal chronology

- April 1, 2024: first recertification reminder preserved.
- May 8, 2024: recertification appointment reference; Debbie reports supplying the required documentation, ultimately including nine months of bank statements.
- Oatman rejected or repeatedly demanded documents, treated a one-time $810 couch gift as income, returned rent payments, and asserted a $735 rent amount without a completed lawful recertification, according to preserved communications.
- January 2025: first eviction matter was dismissed and a new recertification was ordered, according to the case timeline. Debbie continued requesting recertification and offered all necessary documentation.
- April 24–25, 2025: Munson disclosed a Millennia-related meeting through voicemail; Debbie's April 25 email rejected settlement and demanded recertification.
- May 27–29, 2025: Debbie again rejected settlement in writing; the recorded call memorializes Munson's pressure and statements regarding Oatman and Sinito's attorneys.
- June 5, 2025: entry represented as REAC-related occurred after 4 p.m.; the actual REAC date was June 16, 2025, according to the archive.
- September 15, 2025: proceeding before Judge Mary Doheny. Debbie's preserved account states no one but Debbie appeared.
- September 26, 2025: judgment and warrant reportedly signed one minute apart; later docket and file reviews found significant gaps.
- March 12, 2026: Debbie was removed from Apartment E7. The public police activity record classified the event as Burglary/Home Invasion at 10:07:13. The reviewed material did not show a corresponding eviction execution, civil standby, sheriff-assist record, complete inventory, or coherent storage trail.

> March 12 evidentiary boundary

The police classification and missing execution trail are significant objective anomalies. They do not alone adjudicate who committed a crime. Original CAD, dispatch audio, officer reports, sheriff vehicle logs, civil-execution records, authorization records and property inventory remain the decisive production targets.

5. Legal-channel findings

The legal lane demonstrates recurring participation around the same landlord operation, but it does not yet prove that Sinito secretly retained or paid tenant-defense counsel.

Steven Munson

- Munson served as Debbie's attorney before termination in June 2025.
- He participated in or discussed an April 24 meeting with Millennia counsel that Debbie was not told about beforehand.
- The recorded-call summary preserves: "She's not going anywhere," "She's horrible," and "Sinito's attorneys can't stand her."
- The same evidence summary says Munson identified Oatman's Millennia trail across Watertown, Utica, Syracuse and Rochester.
- Munson pressured Debbie toward a vacate settlement despite written rejection. These facts support scrutiny of communication and alignment; they do not prove Sinito personally hired or paid him.

Adam Roy Matteson

- Matteson followed Munson in the tenant-defense role. Debbie reports filings made in her name without agreement and missing case materials.
- A separate WebCivil record shows Matteson representing Huntington Heights respondents Shirley Heath, Katie Heath and Jason Cousins, with Joshua John Navarra for Huntington Heights NY LLC d/b/a Huntington Heights Apartments.
- This establishes repeated participation in Huntington Heights litigation, not a hidden employment or payment agreement with the landlord.
- The decisive missing records are assignment, eligibility, retainer, billing, payment, case-transfer and authorization records.

Young Law / Fidler / Navarra / Zehr

- Genevieve Ann Fidler is a licensed attorney associated with Young Law Office.
- Joshua John Navarra appears as petitioner’s attorney in a Huntington Heights case and was listed at Young Law’s Lowville address.
- On August 28, 2025, Oatman CC’d Olivia Zehr at olivia.law.young@gmail.com before arriving for a quarterly inspection.
- No New York attorney-registry evidence was found establishing Zehr as a licensed attorney. The supported description is Young Law staff/paralegal unless a formal credential record shows otherwise.
- This CC is a documentary bridge between the property-operation and landlord legal channels.

6. Mary and Matt Doheny lane

Mary Reidy Doheny

- Appointed Watertown City Court judge effective January 1, 2025 and later sworn for another term.
- Served on DANC beginning in 2014, became a voting member in 2021, and is currently listed as chairperson with Audit and Governance responsibilities.
- DANC administers regional-development and business-loan programs and provides affordable-housing funding, underwriting and oversight.
- Before the bench, Mary Doheny worked in Milbank's Financial Restructuring Group on distressed-company reorganizations and asset transactions.
- At the May 5, 2025 Watertown City Council meeting, a council member expressly questioned whether her simultaneous City Court and DANC positions created a conflict. Officials referenced a DANC attorney opinion finding no conflict; the city attorney said she had not seen the opinion letter.

Matt Doheny / North Country Capital

- Matt Doheny is Mary Doheny's husband.
- His career includes leadership in Deutsche Bank's Distressed Assets Group and work at Fintech Advisory.
- North Country Capital focuses on restructuring, advisory work and special-situation opportunities.
- No primary record found in this investigation names North Country Capital as purchaser, lender, broker, advisor or bidder for Huntington Heights or Millennia's affordable-housing portfolio.

Conflict/disclosure question

The combination of a financial-restructuring judge, a spouse active in distressed assets, a DANC affordable-housing role, and landlord-tenant cases involving a federally troubled owner selling assets creates a legitimate disclosure and recusal inquiry. It is not proof of a financial conflict without the missing financial-interest, client, bidder, deed, mortgage, loan or engagement records.

7. Kenneth Oatman and Schell Avenue

- An archived property summary identifies Kenneth Oatman and Robin Quintana as purchasers on May 9, 2025 and describes ownership as "Husband and Wife."
- The archive conflicts on the street number: 131 Schell Avenue appears in the identity/address material, while one summary renders 8131 Schell Avenue. The original deed and tax parcel must control.
- Earlier directory and marriage-search material was inconclusive; people-search results are not official identity or marital proof.
- No verified employment, business, political, DANC, North Country Capital, Young Law, Millennia, Sinito, Mary Doheny or Matt Doheny bridge was found for Kenneth Oatman.

8. Commercial AI and OpenAI/ChatGPT inquiry

Verified Millennia AI use

- JLL and Millennia used RealtyAds' proprietary AI platform to market Key Tower, which Millennia owns.
- The vendor case study describes automated audience targeting, data integration, behavioral signals and repeated delivery to selected decision-makers.
- The published example says Benesch Law decision-makers were reached more than 400 times and attributes influence in an approximately $35 million lease.
- This establishes Millennia's use of commercial AI targeting in a real-estate marketing context.

OpenAI/ChatGPT boundary

- No published investment, partnership, employment, grant, contract, API use, ChatGPT Enterprise subscription, Azure OpenAI deployment, board role or data-sharing relationship was found linking OpenAI to Millennia, Sinito, Mary Doheny, Matt Doheny, North Country Capital or DANC.
- RealtyAds describes proprietary AI and does not publicly identify OpenAI as its model provider or subprocessor in the reviewed sources.
- A public or private organization can use ordinary ChatGPT or other AI tools without a public record. That possibility is not evidence of involvement in Debbie's account or outputs.
- No evidence establishes that any investigated person directed ChatGPT responses, accessed Debbie's ChatGPT conversations, or received account data.

9. Other preserved investigative nodes

- Troy Rowe: documented Watertown/Huntington Heights node, prior security history, Oatman/Robinson social cluster, and a firsthand account connecting him to the March 12 removal. Exact employer/payment/authorization records remain missing.
- Jennifer Reed: CC'd by Oatman at jreed@livemillennia.com on March 13, 2026 concerning Debbie's belongings. This is direct evidence of participation in the property-handling communication lane.
- Barb/Barbara: firsthand and message evidence places her in Oatman's local orbit and in discussions involving cleaning, property, and apartment movement. Her precise formal role and compensation require records.
- Wayside Homestead/VanAlstyne: identity and service/location node documented; operational overlap with Huntington Heights property movement remains an investigative lead.
- Facebook distribution audit: low-view clustering, high non-follower skew and engagement disconnect were documented; the 1,344-view post remained an outlier. Platform behavior does not prove participation by the housing network.
- Messenger duplicate Mark Mason Jr./secret-conversation entry remains logged as an interface anomaly, not proof of duplicate human identity or covert access.

10. Corrections and quality-control findings

- livemillennia.com is a legitimate Millennia property-domain; describing it as unrelated or merely external marketing was incorrect.
- Olivia Zehr should not be called an attorney without registry proof; Young Law staff/paralegal is the supported designation.
- The archive's claim that Mary Doheny was a paid adviser to North Country Capital was not independently verified and should not be repeated as fact.
- The 332-case WebCivil result was a broad Watertown search, not 332 Adam Matteson cases; only approximately three involved Matteson in the reviewed set.
- The two-dark-areas/cloud/lightning/orange-mountain vision and the housing/medical-system merge are separate from the January 22, 2026 pair and were correctly excluded from that retrieval.
- The Schell Avenue street number requires correction from the original deed.

11. Priority records that would resolve remaining bridges

- Millennia HR, payroll, managing-agent and delegation records for Robin Oatman, Jennifer Reed, Troy Rowe and all Huntington Heights staff/contractors.
- All March 12, 2026 work orders, authorization emails, contractor invoices, key logs, entry records, property inventories, photographs, storage records and disposal/resale records.
- Original CAD, 911 audio, officer reports, body-camera records, sheriff civil-execution file, cruiser GPS/deployment records and Benjamin Cobb's authority/communications.
- Complete LT-055168-25/WA court file, filing metadata, proof of service, appearances, transcript, judgment/warrant generation history and signature/audit trail.
- Munson and Matteson assignment, retainer, eligibility, billing, payment, transfer, authorization and communication records.
- Young Law engagement and billing records; Fidler/Navarra/Zehr communications with Millennia, Oatman, Munson, Matteson and court personnel.
- Mary Doheny judicial financial disclosures, recusal/disclosure records, and the DANC attorney conflict-opinion letter referenced May 5, 2025.
- North Country Capital client, investment and bidder records relevant to Millennia or Huntington Heights, subject to lawful discovery/production.
- Original Schell Avenue deed, mortgage, tax parcel, lender, title company and closing-attorney records.
- Millennia affordable-housing portfolio sale books, bidder lists, NDAs, advisory engagements and property-level disposition plans.

12. Closing assessment

The investigation establishes a coherent housing-to-legal-to-court chain: Sinito's Millennia operation controlled Huntington Heights; Oatman operated at site level through Millennia communications; Young Law formed the landlord legal channel; Munson and Matteson occupied successive tenant-defense roles; and the dispute proceeded through Judge Doheny's court. It also establishes a separate commercial-AI relationship between Millennia/JLL and RealtyAds.

It does not establish that the Dohenys or North Country Capital held a financial interest in Huntington Heights, that Sinito paid tenant-defense counsel, that Kenneth Oatman participated in the housing/court chain, or that OpenAI/ChatGPT participated in or supplied information to the investigated network. Those conclusions remain outside the evidentiary

boundary unless the identified missing records provide the bridge.

> The strongest next-stage value of this record is not a larger narrative. It is the exact production list above: authority, money, communications, court metadata, property custody and conflict disclosures.

Public-source reference list

- The Millennia Companies — Contact: https://themillenniacompanies.com/contact/
- The Millennia Companies — Property Management: https://themillenniacompanies.com/what-we-do-2/property-management/
- The Millennia Companies — Capital: https://themillenniacompanies.com/101419/what-we-do-2/investment/
- DANC — Mary Reidy Doheny biography: https://www.danc.org/mary-doheny
- DANC — Departments and board: https://www.danc.org/departments/
- Watertown City Council minutes, May 5, 2025: https://evocloud-prod3-public.s3.us-east-2.amazonaws.com/meetings/42/minutes/9040.pdf
- Milbank — Mary Doheny, Financial Restructuring: https://www.milbank.com/en/news/global-sale-of-takata-enterprise-to-key-safety-systems-closes-milbank-successfully-represents-official-committee-of-unsecured-creditors-of-tk-holdings-inc-and-its-affiliated-debtors.html
- RealtyAds — JLL/Millennia Key Tower case study: https://www.realtyads.com/jll-adds-ai-to-leasing-strategy-closes-markets-largest-deal/
- RealtyAds — AI platform: https://www.realtyads.com/realtyads-ai-how-it-works/
- WWNY — Huntington Heights maintenance report, July 28, 2026: https://www.wwnytv.com/2026/07/28/some-huntington-heights-tenants-report-ongoing-maintenance-issues/
- Millennia portfolio leadership/sale report: https://neo-trans.blog/2025/06/23/sinito-walks-away-from-running-millennia/
- Constitutional Accountability Center — Millennia v. HUD overview: https://www.theusconstitution.org/litigation/millennia-housing-management-v-department-of-housing-and-urban-development/

Primary archive materials relied upon include Debbie’s preserved emails; the March 12 blotter summary; NYAG packet and supplemental materials; WebCivil exports and no-match review; Munson recorded-call summaries/transcripted material; the March 13 belongings email; property summaries; the August 11 Venito handoff; and the published Watertown Housing Pattern report.